



Chapter 10: Implementation

323

Implementation

Introduction

The Pinal County Comprehensive Plan is the policy document that guides decision-making about growth and development. For the Plan to stay relevant over time, it should be reviewed and updated periodically on an as-needed basis to respond to changes in economic, physical, environmental, social, or political conditions. According to A.R.S § 11-806, counties must update or readopt the comprehensive plan at least once every 10 years. Monitoring and evaluation will help maintain consistency with the Plan.

325

Purpose The Implementation Chapter is intended to outline how amendments to the Plan will occur. The following strategic areas or actions will be addressed to ensure that the Pinal County Comprehensive Plan remains current:

- *Adoption* of the new Comprehensive Plan by the Board of Supervisors following public hearings.
- *Monitoring the Plan* at least annually to determine needed updates and track implementation.
- *Plan Amendments* are considered upon careful review.
- *Periodic Communication* with the public, stakeholders, municipalities, agencies and landowners about the Comprehensive Plan's implementation of vision, goals, objectives and policies.
- *Zoning* and subdivision regulations are intended to implement the Comprehensive Plan policies.

Relationship to Pinal County Vision The test of any plan is its successful implementation. The citizens of Pinal County have

entrusted their vision to those responsible for implementation of the Pinal County Comprehensive Plan. All vision components are of equal importance and must be evaluated as the County considers Plan amendments and updates.

Strategic Areas

Adoption

326

The Comprehensive Plan is effective for up to 10 years from the date the plan is initially adopted, until it is readopted or until a new plan is adopted and becomes effective. Following is the process for adoption:

- Prior to the public hearing conducted by the Planning and Zoning Commission, the Comprehensive Plan will be distributed for the formal 60-day agency review process.
- State, regional and local agencies as well as stakeholders, landowners, and the general public have the opportunity to review and submit comments.
- Pinal County reviews all comments and makes recommendations for changes to the draft Plan prior to the commencement of the formal review process.
- Planning and Development Director and Citizens Advisory Committee review the draft Plan before submitting a recommendation to the Planning and Zoning Commission for the first public hearing.
- Commission conducts the public hearing and forwards a recommended Plan to the Board of Supervisors.
- Board of Supervisors conducts another public hearing prior to taking action on the Comprehensive Plan. The Board of Supervisors can adopt the Comprehensive Plan and subsequently amend or extend the adopted plan.

- Prior to the adoption of the Comprehensive Plan, the Board of Supervisors may change or alter any portion of the Plan, but that portion shall be re-referred to the Commission for recommendation.
- Board of Supervisors may accept or reject that recommendation.

According to A.R.S. §11-806 H the comprehensive plan or an element of the comprehensive plan or major amendment of the comprehensive plan is noticed, as required by law, and a copy submitted for review and further comment to:

327

- Each municipality in the County
- Each other county that is contiguous to the County
- The regional planning agency in the County
- The Department of Commerce or any other state agency that is subsequently designated as the general planning agency for this state
- The Department of Water Resources for review and comment on the water resources element, if a water resources element is required
- If the comprehensive plan or an element or amendment of the comprehensive plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in A.R.S. §28-8461, the military airport
- If the comprehensive plan or an element or major amendment of the comprehensive plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section A.R.S. §28-8461, the attorney general. *For the purposes of this paragraph, "major amendment" means a substantial alteration of the county's land use mixture or balance as established in the county's existing comprehensive plan land use element for that area of the county*

- Any person or entity that requests in writing to receive a review copy of the proposal.

After considering any recommendations from the review period, the Planning and Zoning Commission public hearing will be noticed in a publication at least once in a newspaper of general circulation in the County. The notice of time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least 15 and not more than 30 calendar days before the hearing.

328

Monitoring the Plan

The County Planning and Development Director is responsible for monitoring the Comprehensive Plan and the consideration for County-initiated refinements. At least once per year, this review and analysis should occur. A comprehensive update should occur at a minimum every 10 years. The update process is to re-evaluate the goals, objectives, policies, and guidelines. Changes are recommended to ensure that the Plan stays up-to-date.

Plan Amendments

The annual plan amendment program provides an opportunity to address changing circumstances, oversights, inconsistencies, or land use-related inequities in the plan. Furthermore the plan amendment program allows for an opportunity to review implementation of the Growth Areas and suitability for development proposals that support multimodal transportation, rational infrastructure expansion and improvements, mixed use planning, and conservation of significant natural resources.

Anyone can request an amendment to the County's Comprehensive Plan. An amendment to the County Comprehensive Plan is necessary when a project does not conform to the Plan. Non-major

amendments can be considered at anytime of the year. Major amendments will be heard once per calendar year.

Major Amendments The Arizona state statutes define a “Major Amendment” as a “substantial alteration of the County’s land use mixture or balance as established in the County’s existing Comprehensive Plan Land Use element for that area of the County.” However, it is left to each County to determine the criteria for determining if a proposed amendment meets this definition.

A proposed amendment will be a Major Amendment if it meets any of the following:

329

- ✓ Any change from one residential land use classification to another residential classification of 320 acres or more.
- ✓ Any change from a residential land use classification to a non-residential land use classification of 160 or more contiguous acres.
- ✓ Any change in employment land use classifications of 20 or more contiguous acres to another land use classification.
- ✓ Any proposed deletion of a planned freeway, high capacity roadway, enhanced parkway, parkway, or principal arterials or any proposed two-step change in the functional roadway classification (example: decision by ADOT not to build the North-South Freeway or a decision is made to change the currently portrayed corridor).
- ✓ Comprehensive Plan text changes that conflict with or alter the Plan’s goals and policies.
- ✓ Requires a major amendment based on the criteria specified within the Moderate Low Residential category as set forth in Chapter 3 of this Plan.

- ✓ Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.
- ✓ Any proposed realignment of a Planned Freeway or a High Capacity Corridor
- ✓ Any proposed realignment of an Enhanced Parkway, Parkway or Principal Arterial if it meets this criterion:
 - The realignment is greater than one half mile in total length, excluding the proposed development site, unless it meets the non-major amendment criteria.
- ✓ Any proposed realignment of a Regional Trail greater than a mile and a half in any direction or any part of a National, Historic Scenic or National Recreation Trail

Non-Major Amendments are changes to the Pinal County Comprehensive Plan that do not fall under the “Major Amendment” criteria listed above. Additionally, the following also constitute a non-major amendment.

- ✓ Any proposed one-step change in a functional roadway classification (either higher or lower).
- ✓ Land uses that meet the Vision, or the applicable private development goals, objectives, policies, and location criteria of the Plan but may not be specifically shown on the Land Use or Economic Development Plans.
- ✓ Changes mandated by any new state laws.
- ✓ Text changes and corrections that do not compromise the intent or impact the substantive mixture and balance of the Plan.
- ✓ Fails to meet the additional criteria within the Moderate Low Density Residential category for no

- Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.
- ✓ Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment as set forth in Chapter 3 of this Plan.
 - ✓ Changes to the Land Use Plan of the Comprehensive Plan, for approved PADs that exist at the time of the effective date of this Comprehensive Plan, that are needed to meet the standards of the Multimodal Circulation Element or RSRSM Access Management Manual for street locations, if amendments to the Land Use Plan of the Comprehensive Plan are required.
 - ✓ Any proposed realignment of an Enhanced Parkway, Parkway or Principal arterial if it meets any of these criteria:
 - The realignment is less than one half mile in total length excluding the proposed development site.
 - The realignment is greater than one half but less than two miles in total length, excluding the proposed development site, provided the realignment request is submitted in conjunction with a rezoning proposal for a development that:
 - Creates a minimum of 150 permanent full time jobs within the first twelve months of completion of construction
 - Produces more than \$2,000,000 in gross annual payroll; and creates a multiplier effect of at least 1:1; and represents an increase in property value for construction of a new or expanded facility
 - Proposes a minimum of seven million dollars in capital investment

Multiplier Effect describes how a company that hires one person, known as the direct hire, will start a chain reaction that generates hiring, known as indirect hires, by other companies to support that one direct employee. The ratio shown is direct hires to indirect hires.

- Must average a \$48,000 employee annual wage

The Pinal County Economic Development Manager, or other person authorized by the County Manager will determine which projects meet these criteria. The authorized person will forward a memorandum to the Planning and Development Director stating his findings
- ✓ Proposed realignments of roadways with a classification lower than Principal Arterial do not require Comprehensive Plan amendments
- ✓ Any proposed realignment of a Regional Trail between half a mile and less than a mile and a half in either direction.

Administrative amendments are changes to the Pinal County Comprehensive Plan that meet the criteria listed below. The following constitute an administrative amendment:

- ✓ Any proposed realignment of a Regional Trail interior to a Planned Area Development that maintains its connections along the original trail alignment when entering and exiting the development.
- ✓ Any proposed realignment of a Regional Trail due to natural feature constraints such as but not limited to a wash, fissure or reserved habitat.

Major, non-major and administrative Comprehensive Plan amendments must address the following amendment approval criteria.

1. The identified site is appropriate for the proposed use.
2. The amendment must constitute an overall improvement to the County.

3. The amendment will not adversely impact a portion of, or the entire County, by:
 - a. Significantly altering existing land use patterns, especially in established neighborhoods
 - b. Significantly reducing the jobs per capita balance in Pinal County
 - c. Replacing employment with residential uses
 - d. Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to infrastructure and services through construction and dedication of improvements, payments of development fees, and other mitigation measures
 - e. Negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area
 - f. Increasing the exposure of residents to aviation-generated noise, and/or flight operations
 - g. Diminishing the environmental quality of the air, water, land, or cultural resources
 - h. Significantly decreasing the quantity or quality of recreational amenities such as open space, parks and trails

333

The burden of proving that the change constitutes an improvement to the Pinal County Comprehensive Plan and that the shared Vision and the applicable goals, objectives, policies, and planning guidelines of the Plan are still met under the proposed amendment lies with the party requesting the amendment.

Non-major amendments and rezoning cases can be reviewed together and heard sequentially at the same hearing. Major amendments and rezoning cases can be reviewed together, however, the rezoning case will not be heard by the Planning and

Zoning Commission until the referendum period for the Comprehensive Plan is completed.

Collaboration

The County will collaborate with the various municipalities and agencies to discuss the state of the region. The purpose of the event is to discuss the Plan's implementation and potential regional implications and changes. The County should communicate these implications as well as the accomplishments in achieving important aspects of the vision and policies embedded in the Plan.

Zoning and subdivision regulations should be updated to facilitate the Comprehensive Plan implementation and coordinate the compatibility of land uses with each other and with available public facilities and services. The Pinal Comprehensive Plan is neither intended to change existing zoning or subdivision regulations, nor to require approval of all development projects that conform to the Plan, in areas in which development is premature.

Rezoning and subdivisions should be compatible with the intended future land use pattern shown in the Plan and be consistent with the vision, goals, objectives, policies, and guidelines

The County Planning and Development Director should periodically review the Development Regulations and recommend amendments that implement these principles.